# Connecticut Lakes Headwaters Working Forest Recreation Program

# Public Access and Recreation Management Plan

For the property owned by:

Connecticut Lakes Realty Trust

And

State of New Hampshire
Department of Natural and Cultural Resources

Adopted
October 21, 2024

Revised
June 15, 2026

**INSERT SIGNATURE PAGE**

State of New Hampshire
DEPARTMENT OF NATURAL & CULTURAL RESOURCES
OFFICE OF THE COMMISSIONER

172 Pembroke Road Concord, New Hampshire 03301
Phone: 603-271-2411 Fax: 603-271-2629
TDD Access: Relay NH 1-800-735-2964
dncr.nh.gov

# Connecticut Lakes Headwaters Working Forest
# Public Access and Recreation Management Plan
# 2024-2028
# Revised June 11, 2026

The Division of Parks and Recreation in consultation with the Connecticut Lakes Headwaters Citizens Committee and state agencies who have regulatory or programmatic responsibilities for the area conserved by the Headwaters Conservation Easement per Section 5B has prepared this revised plan for review and approval by the fee owner.

On behalf of the State of New Hampshire, this plan amendment has been approved by:

Adam J. Crepeau, Interim Commissioner
Department of Natural and Cultural Resources

7-21-2026
Date

On behalf of the CONNECTICUT LAKES REALTY TRUST, (a Trust formed pursuant to agreement dated March 12, 2002, and recorded in the Registry of Coos County, New Hampshire), this plan amendment has been approved by:

Blake Stansell
Connecticut Lakes Realty Trust

6-17-26
Date

**Acknowledgements**

This Plan represents the unique partnership between the State of New Hampshire and the Connecticut Lakes Realty Trust. The Department of Natural and Cultural Resources, Division of parks and Recreation has also consulted with the Connecticut Lakes Headwaters Citizens Committee, the public, host communities, and other agencies and organizations and is grateful for their participation.

Department of Natural and Cultural Resources
Adam Crepeau, Interim Commissioner
Shawn Hamilton, Director, Division of Parks and Recreation
Patrick Hackley, Director, Division of Forests and Lands
Johanna Lyons, State Park Planning and Development Specialist
Clint Savage, District Supervisor, Bureau of Trails
Brian Parise, Regional Supervisor, Bureau of Parks Operations
Margaret Machinist, Regional Supervisor, Division of Forests and Lands

Connecticut Lakes Realty Trust
Michael Phelps, Aurora Sustainable Lands
Dave DeGruttola, LandVest
Peter Lucas, LandVest

Connecticut Lakes Headwaters Citizens Committee
Gail Hanson, Chair
Charles Levesque, Recreation Sub-Committee Chair
Eric Stohl
Toby Owen
Darrin Jock
Hasen Burns
Harry Brown
Pierre Bedard
Donald Noyes
Gene Chandler
Ramon DeMaio
Raymond Gorman

Other Contributors
Scott Mason, Executive Director, Fish and Game Department
Jake DeBow, Fish and Game Department
Corey Clark, Department of Environmental Services

**Executive Summary:**

The Department of Natural and Cultural Resources, Division of Parks and Recreation has been managing public and recreational use on the property for 20 years. The prevailing public use is still non-motorized nature-based recreation and snowmobiling in winter; the uses that the conservation easement sought to protect.

The Connecticut Lakes Headwaters Citizens Committee and the recreation sub-committee was active in the development of this plan hosting public information sessions and receiving public comment on proposals. Their engagement in the planning process is the key to the success of the management of the property.

ATV use has continued to expand in the region and the connector trail that crosses the property is a vital link between the Pittsburg trail network and the trail systems to the south and east. This plan does not propose to increase the trail milage, however, if permission for a route across private lands is secured from the First Connecticut Lake area to the ATV trail network, the agency and landowner will consider the proposal.

The Cohos Trail Association has proposed to create a loop trail over Deer Mountain, relocate the trail from the Deadwater Road onto Corridor 131 and do a feasibility study to construct a viewing platform on the existing Deer Mountain Fire Tower structure.

The agency is not proposing any new facilities and will be focusing its efforts on managing the public use and maintaining the existing infrastructure.

This plan continues to define the public uses allowed on the property and respond to new proposals.

**Introduction:**

The Connecticut Lakes Headwaters Working Forest Recreation Program, managed by the Division of Parks and Recreation, works closely with local organizations, businesses and the private landowner to provide high-quality nature-based recreation. This partnership is codified by RSA 12-A:9-b with the creation of the Connecticut Lakes Headwaters Citizen Committee.

The *Grant of Conservation Easement*[1] is the primary management document for the Connecticut Lakes Headwaters property consisting of the terms, covenants, restrictions and affirmative rights granted to the Easement Holder and the Fee Owner. Section 5B of the Easement requires the Division to develop in consultation with the Landowner a *Public Access and Recreational Use Management Plan* which is consistent with the Purposes, Stewardship Goals, Stewardship Plan and Road Management Agreement and must state how and in what time frame DNCR plans to achieve or progress toward attaining Easement Stewardship goal 2.C.xiii.[2]

---

[1] CLH Easement Preamble, p. 3

[2] CLH Easement 5.B.i.a-b, p.25

**Plan Requirements**[3]

1. The goals and objectives for access by the public and the management of such access.
2. Those recreational uses that will be permitted on the Property.
3. The policies that will govern access by the public and the Permitted Recreational Activities.
4. A narrative description of existing and planned Recreational Improvements, including Visitor Support Facilities and other structures and a description of the use of existing Recreational Improvements during the term of the prior Recreation Plan and any management concerns.
5. A map showing the locations of the Fee Owner's Recreational Improvements, both existing and proposed during the term of the Recreation Plan, which information shall be provided by the Fee Owner, and the Easement Holder's Recreational Improvements, both existing and proposed during the term of the Recreation Plan, including, but not limited to, roads, trails, and other improvements.
6. A narrative description of and designation through maps of the locations of outdoor recreational features including, but not limited to, roads, trails and other improvements and a description of the use of such recreational features during the term of the prior Recreation Plan and any management concerns.
7. Examples of conflicts, if any, between recreational activities and other uses of the Property permitted under this Easement, the responses to such conflicts and the process or proposed process for resolving them.
8. A description of proposed new or additional uses of the Property by the public, proposed responses to such proposed uses, and a process for determining whether such uses are acceptable to the Easement Holder and the Fee Owner.
9. A description of the methods of collecting, storing, and removing rubbish, garbage, debris and waste materials left by the public use of the Property and a summary of the results of such management during the prior Recreation Plan.
10. A monitoring plan of public use on the Property and, specifically in Special Management Areas and in areas that are ecologically fragile or that contain rare and exemplary natural communities, populations of rare species, or natural heritage or cultural features, to ensure that these areas are not degraded, or the Purposes of this Easement diminished. A summary of the results of the monitoring during the prior Recreation Plan shall also be included.

**The Property and Its Managers:**

In 2001 the Trust for Public Lands purchased 171,500 acres of commercial forest land, the single largest contiguous private ownership in New Hampshire from International Paper Company. This area comprises the northern-most tip of the state, about one fortieth of its total area. Working with other conservation organizations and the State, the Trust for Public Lands developed a long-term conservation strategy for maintaining timber production, natural values, and public use of the property.

To realize the collective vision for the property, the Trust:

- Sold 146,400 acres (about 229 sq miles) to a private landowner, the Connecticut Lakes Realty Trust, to be managed as a Working Forest with land use restrictions.

[3] CLH Easement, 5.B.i.c, p.25-26

- Designated and conveyed to the State of New Hampshire, Department of Natural and Cultural Resources, 269 miles of the 424-mileplus network on the Working Forest to be managed for public access and recreationand forest management activities.[1]
- Conveyed 25,000 acres to the State of New Hampshire, Fish and Game Department to protect highly sensitive Natural Areas.
- Conveyed 100 acres to the State of New Hampshire, Department of Natural and Cultural Resources, through fee simple sale to accommodate future expansion of the Deer Mountain Campground which abuts the Working Forest; and
- Obtained a conservation easement on the Working Forest and fee ownership of the other properties through $13,500,000 in grants from the Forest Legacy Program and Land and Community Heritage Investment Program (LCHIP) and $10,000,000 from General Fund appropriations.

The three current management organizations are the Department of Natural and Cultural Resources through its Forests and Lands and Parks and Recreation divisions, the Fish and Game Department and the private landowner. The management of the property is also guided by the Connecticut Lakes Headwaters Citizen Committee.

**Recreation Goals and Objectives:**
Two foundational documents provide the direction for public access and recreation management on the headwater property. First the "Connecticut Lakes Headwaters Partnership Task Force Report" that stated on page 13.

> *"We see the [Property's lands] continuing to provide the many economic,recreation and natural resource benefits they have provided New Hampshire citizens and visitors for generations. These lands will remain as a large block of largely undeveloped productive/working forest while continuing their substantial contribution to the local and regional cultureand economy. Public access for recreation will be assured as will the conservation of ecologically sensitive resources and places."*

And second, the stewardship goal for public access and recreation is prescribed in section 2.C.xiii[4] of the easement and it states;

> *2.C.xiii Maintenance and enhancement of a range of non-motorized, natural resource-based, outdoor recreational opportunities for the public, as well as maintaining opportunities for snowmobiling on Designated Snowmobile Trails (as defined in Section 5.A), and motorized recreational uses by the public on Designated Roads (as defined in Section 5.D) as agreed to by the parties.*

[4] CLH Easement p. 7

**Permitted Recreational Uses:**
The permitted recreational uses are listed in the property easement (section 5.A.i-vi) or documented to have been a permitted public, non-commercial use and are described as "natural resource-based". The following definitions were clarified in the initial plan and have been adopted to mean;

- Natural Resource-based Use means any outdoor recreational activity which depends upon backwoods setting for its pursuit and enjoyment.
- Primary Use means any natural resource-based use which is explicitly allowed under the terms of the Grant of Conservation Easement (Section 5.A.i.a) or documented to have been a permitted *public, non-commercial use* at the time of the Easement.
- Secondary Use means any natural resource-based *public* use which is not explicitly allowed under the terms of the Grant of Conservation Easement or was included as a use which did not exist at the time of the Grant of Easement and were permitted through the Initial Plan.

*Primary uses* include the following:

- Bicycling*
- Camp Leases
- Boating
- Nordic skiing
- Dog sledding#
- Driving for pleasure*
- Open space enjoyment
- Fishing
- Gathering wild edibles
- Hiking
- Hobby mineral collecting
- Hunting
- Nature observation
- Photography
- Picnicking
- Shed hunting
- Snowmobiling#
- Snowshoeing
- Swimming
- Target and skeet shooting
- Trapping
- Walking
- Wildlife viewing

* Use permitted on designated roads (see baseline documentation)
# Use permitted on designated snowmobile trails (see baseline documentation)

*Secondary uses* include the following:

- ATVs*
- Camping
- Equestrian Use
- Special Use Permits

* Use permitted on designated roads (see baseline documentation)

**What was the Planning Process?**

The Connecticut Lakes Headwaters Citizen Committee established a Recreation and Public Use Sub-Committee to assist the Division in the development of this plan. The Committee met 5 times to discuss public access and recreation goals, solicit and evaluate proposals for new or expanded recreational use and make recommendations. In addition, a survey was released to ask what new or expanded uses to be considered or to address current management needs. Guided by the input received, the Division then made final decisions about the contents of this plan in consultation with the Landowner and the Recreation Sub-Committee.

> *2023 Survey Results*: The Division of Parks and Recreation received 34 survey responses, 11 were self-identified resident or leaseholder. Generally, the respondents were happy with the current management and enjoy the rustic, quiet, backwoods experience on the property. There wasn't support for new facilities but a direction to maintain existing facilities and sites. Additional pit toilets at East Inlet boat ramp and other areas where fishers congregate were requested. Concerns regarding existing use centered around ATV use on the property, there were comments to increase available trails and to limit the ATV use to existing trails. Maintaining the roads for vehicle use was strongly supported. Pedestrian recreational use such as Nordic skiing and snowshoeing as new recreation uses had a strong showing in the survey, however, no specific request for grooming or management was made. Mountain biking also was mentioned and is permitted on the designated roads, however, per the easement it is not allowed off-road on trails. Remote camping and horseback riding were requested on the property. These topics were discussed by the sub-committee and the recommendations will follow under each activity in the plan.

**Plan Approval / Denial**

A close working relationship is required between DNCR and the Landowner in developing and implementing the Public Access/Recreation Management Plan. Per section 5.C of the Easement the Landowner shall review and approve or disprove each Recreation Plan submitted by the Easement Holder. This plan is coordinated with the Landowner's Stewardship Plan and the Road Management Plan.

**Guiding Principles**

The Division will:

1. Management Capacity. Permit during the life of this Plan only the intensity adtypes of recreational uses and public access for which it and other partnering state agencies have sufficient resources to manage and enforceeffectively. The goal will always be to be creative, resourceful, and streamlined;
2. Protection of Primary Uses. Permit new uses allowed on the property under the Easement, hereinafter referred to as "secondary uses" (defined in 3.4.1.1 below), only to the extent to which they do not degrade the experiential qualities of the uses specifically listed in Section 5.A.i.a. of the Easement, hereinafter referred to as "primary uses." The listed primary uses include hunting, fishing, trapping, picnicking, swimming, hiking, cross-country skiing, snowmobiling, nature observation, snowshoeing, and enjoyment of open space. Secondary uses permitted under this recreation and public access plan must fit the spirit and letter of the Easement. They may vary as times change and may include activities requiring commercial or special use permits;
3. Intensity Thresholds. Identify limits for the numbers of people able to use theproperty without impairing its experiential qualities and, if such numbers are exceeded or close to being exceeded at the time of any subsequent update of this Plan, identify within the update those management policies and actions intended to achieve such limits. The goal will always be to implement management tools before problems become too great to overcome effectively.Until such thresholds can be objectively identified, the Division will continue using the characterization expressed in the Interim Plan and supported through public opinion during the planning process: in general, the recreational intensity goal will be low density, involving few encounters with persons other than in one's own party.
4. Partnerships. Continue to build and maintain a strong relationship with the Connecticut Lakes Realty Trust, adjacent Landowners, and host communities; and actively encourage volunteerism and cooperation among user group organizations to promote shared responsibility for stewardship andfor ensuring positive user behavior, to the extent to which such organizations can provide reliable support and sources of funding and resources; and
5. Capital Investments. Make capital investments in roads and other support facilities in a manner that avoids deferred maintenance (and higher costs later)and in keeping with the rustic and, in parts, remote backcountry character of the property, legal responsibilities to the fee owner, and budget constraints.

**Evaluation Criteria for Changes in Use or Management**

In evaluating management decisions such as whether to permit Secondary Uses, close or open a road, the Division will consider and apply the following criteria:

Legal Requirements Criteria

To be acceptable, a change in use or management action must:

1. Be consistent with the Easement to protect forest land, achieve multiple use conservation purposes, and provide opportunities for natural resource-based outdoor recreation (Easement 1.1A);
2. Not degrade the long term capability of the property to produce forest products (2.A.ii);
3. Not cause non-forest uses allowed in the Easement to exceed 10 % of the property (2.A.iii);
4. Meet the management intent for Special Management Areas (2F):
    a. High Elevation Zones
    b. Riparian Areas
    c. Wetlands
    d. Wildlife Management Areas
    e. Natural Heritage Areas
    f. Cultural Heritage Areas;
5. Be in accordance with all applicable local, state, and federal laws and regulations (2.N); and
6. Conform with any provisions pertaining to specific uses covered in the Easement, including but not limited to the following:
    a. Signage – Not exceed 8 square feet in size or be artificially illuminated (5.S and 5.K);
    b. Trail Construction and Maintenance – Be carried out in accordancewith the then-current generally accepted best management practices for the sites, soils, and terrain of the Property (3.F.v and 5.N.iii). The most current standards are: "Best Management Practices for Erosion Control During Trail Maintenance and Construction" (State of NH, DRED, Division of Parks and Recreation, Trails Bureau, 2004);
    c. Camps – Not exceed more than 125 licensed Sites (3.J.ix);
    d. Groomed Snowmobile Trails – Not exceed two hundred fifty (250)miles (5.A.v);
    e. Visitor Support Facilities – Not exceed 1,000 square feet footprintof impervious surfaces and a height of 25 feet (5.N) (see footnote 5, Chapter 2.0).

Setting and Experiential Qualities Criteria

To be acceptable, a change in use or management action must be consistent with the Vision and Guiding Principles contained in this Plan. In particular, it must:

1. Maintain and/or enhance the backwoods character of designated ForestRecreation Areas;
2. Maintain the informal, remote, and dispersed qualities of the property;
3. Maintain a reasonable balance of uses, especially between motorized andnon-motorized uses, on the property;
4. Avoid conflicts with enjoyment of the primary uses allowed on the property, especially those which depend upon a quiet and peaceful settingfor a more solitary experience;
5. Maintain or enhance the separation of uses, especially motorized and non-motorized uses, which may conflict with one another; and
6. Contribute to the local quality of life.

Environmental Criteria

In addition to conforming to the Easement requirements for Special Management Areas, to be acceptable, a change in use or management action must:

1. Avoid conflicts with management of Connecticut Lakes Natural Areas managed by the NH Fish and Game Department.
2. Protect and maintain surface and ground water quality and watershed integrity.
3. Prevent or, where no alternative route is possible, minimize soil erosion.
4. Maintain the scenic quality and working forest character of the property.
5. Protect seasonal wildlife nesting and other sensitive habitats.
6. Minimize noise.
7. Promote a healthy planet by using appropriate technology and mechanization.

Administrative Criteria

To be acceptable, a change in use or management action must:

1. Avoid unsafe conditions and liability issues related to logging and otherland management activities;
2. Be within the capacity of DNCR, other State agencies, supporting organization(s) or other partners to adequately fund and execute implementation, maintenance, enforcement and monitoring of the use and associated facilities in the Forest;
3. Minimize potential violations and consequent effects on State programs and resources, user experience, environment, and physical setting of the Forest;
4. Promote cooperation and coordination among land managers, law

enforcement agencies, user groups, and organizations to enhance management and law enforcement of the property; and

5. Promote understanding and a respectful relationship between users and the Working Forest.
6. Be mindful of:
    a. Connecticut Lakes Realty Trust Stewardship Plan (2E);
    b. Relevant State policies and other local, regional, and State plansincluding but not limited to:
        i. NHFG Connecticut Lakes Natural Areas Stewardship Plan,
        ii. State of NH Comprehensive Outdoor Recreation Plan (SCORP),
        iii. State of NH ATV Plan,
        iv. Connecticut River Joint Commissions' Corridor Management Plan,
        v. Connecticut River Scenic Byway Management Plan, and
        vi. Local master plans.

Technical Requirements / Needs of Use Criteria

To be acceptable, a change in use or management action must:

1. Meet Best Management Practices (BMP) as outlined in the Easement or State of NH or other acceptable BMPs and technical specifications for the stated use;
2. Strive to achieve USDA Forest Service Accessibility Guidelines for Outdoor Recreation Facilities and Trails (See USDA Forest Service "Accessibility Guidebook for Outdoor Recreation and Trails", May 2006);and
3. Be flexible in its placement and design relative to changes in forest management activities, especially logging operations.

**Management Policies and Strategies for Specific Recreational Use**

Recreation Management

The Division and the Landowner share authority for managing, providing improvements for, and charging fees for outdoor, natural resource-based recreation and access on the property. The State has responsibility for public use and access, while the Landowner may permit its employees, invitees, and others as stipulated in the Easement to engage in recreation, education, and access. The Division and the Connecticut Lakes Headwaters Citizen Committee both have the authority to approve or deny any Landowner proposal for commercial fee-based activities. The Connecticut Lakes Headwaters Citizen Committee also has the authority to approve or deny the Division's proposal for any Visitor Support Facilities.

Wildlife Management

The Division has delegated authority for the management of hunting, fishing and trapping on the Working Forest through an Interagency Agreement.

Public Safety, Emergency Management, and Enforcement

The NH Fish and Game Department has authority under State laws to enforce hunting, fishing, trapping and off-highway vehicle use and other such regulations on the property. It also provides search and rescue services and works closely with local police. DNCR also has the authority to enforce state laws related outdoor fires, camping, and off highway recreational vehicle use.

General Public Access Policies

**Public Use:** The State may control or limit public use and access in the interest of public safety or compliance with the Easement. This could include restrictions on the type, timing, and location of uses needed to:

1. Achieve compatibility with the property's management objectives including protection of fish and wildlife habitat values, unique or important natural communities or sites, and water quality.
2. Manage recreational use to reduce conflicts between recreational activities; or
3. Manage recreational use in a manner that does not unreasonably adversely impact the Landowner's use of the property for production of forest products.

**Camp Lease Areas Off-limits.** The public is not granted any rights of access on lots leased by the Landowner for private camps on the property.

**Signage:** In keeping with signs used historically on the Property, signs on the Working Forest will be designed to be rustic and relatively inconspicuous. The Division will consult with the Landowner with respect to the design, size, and location of signs (Easement 5.S). No new sign, except with the mutual consent of the Division and Landowner, shall exceed eight (8) square feet in size or be artificially illuminated. (Easement 2.K).

In general, signs will be limited to:

1. Entrance signs at major access points.
2. Boundary signs (as needed).
3. Safety warning signs (as needed and appropriate).
4. Signs identifying trailheads or entrance points to formal recreational facilities; and
5. Permanent signs placed at regular intervals, but at minimum at the beginning of and at intersections along the Designated Roads, to advise the public that the Designated Roads are used for Forest Management Activities (Easement 5K).

**Dam Safety and Upkeep:** Dams and their impoundments are important recreational and ecological attributes of the property. The dams are owned by the landowner. The Fish and Game Department has obtained a conservation easement from the landowner to replace and

maintain the dam at Big Brook Bog. Other dams will be maintained or replaced on a case-by-case basis dependent on funding and future use.

**Statutes and Administrative Rules:** DNCR administrative rules and public use statutes apply to the use of the state-owned roads and easement interests held by the state of New Hampshire per RES 101.06.

**Existing Recreation Improvements**

The Division of Parks and Recreation has been the primary manager of public use and recreation for the last 20 years. Much effort is devoted to road management to provide access to the property in general and to key recreational sites including, Magalloway Fire Tower, Garfield Falls, Little Hellsgate Brook Falls, the Canyon at Indian Stream Gorge and for recreational purposes such as hunting, fishing, wildlife observation and driving for pleasure.

Major improvements accomplished include construction of parking lots, installation of pit toilets, new gates, bridges, upgrading hiking trails to the Magalloway Fire Tower and other recreational sites, and viewshed improvements. See Appendix A for a map of locations and facilities.

**General Recreational Use Policies and Actions**

Non-Motorized Dispersed Use: These involve walking on informal trails or bushwalking to hunt, trap, fish, picnic, swim, cross-country ski, snowshoe, observe nature, or otherwise enjoy open space.

Policies

1. Opportunities compatible with a working forest will be maintained for bushwalking and seclusion in certain parts of the property to accommodate non-motorized users throughout the season.

Non-Motorized Trail Use: The most popular existing trails are at Garfield Falls and Magalloway Mountain. Other formal trails are at Little Hellsgate Brook Falls, Boundary Pond, Indian Stream Canyon, Deer Mountain and Sheehan Pond. The Cohos Trail has been an active partner in maintaining and relocating the trail portions that travel through the property.

Policies

1. Continue to manage and maintain hiking and access trails in good, safe, environmentally-sound, and experientially appropriate condition.
2. In winter, non-motorized trails will be open and ungroomed for pedestrian activity.
3. Winter pedestrian activities are allow on the groomed snowmobile trail network, as a courtesy when temperatures are above freezing, pedestrian use is not recommended.
4. Site any new trail directly through the Forest without a protected buffer area in recognition of the Forest's primary use for timber management.
5. Reevaluate, in a timely fashion, any proposal from one or more organizations willing to partner in the development and management of a trail.

6. The Division will continue to collaborate with the Cohos Trail Association on trail management and relocations as needed because of forestry operations.

The Cohos Trail Association submitted proposals to the Recreation Sub-Committee for review and recommendation to the plan. The following are included for further planning and implementation;

1. Deer Mountain Loop Trail – create a new trail along the old telephone line alignment to connect to the fire tower trail on the summit of Deer Mountain.
    a. Consultation with NHFG during planning is required. The area is within an SMA and over 2,700'.
    b. All necessary trail and water diversion structures shall be installed.
2. Deadwater Road Trail Relocation – this proposal would relocate approximately 2 miles of Cohos Trail from the Deadwater Road to Corridor 131.
    a. Winter pedestrian use of the snowmobile trail is expected to be low and will be monitored.
    b. Landowner permission will be required for the pedestrian use and will need to be in writing prior to relocating the use onto Corridor 131.
3. Deer Mountain Fire Tower Viewing Platform – this project proposes to construct a viewing platform utilizing the existing fire tower frame.
    a. A feasibility study shall be completed prior to design and engineering.
    b. A responsible party shall be identified for the long-term maintenance and management of the structure.
    c. Plans and specifications shall be approved by DNCR and the landowner prior to construction.

Snowmobile Use: Snowmobile use is permitted per the Easement in Section 5.O on designated snowmobile trails. Off trail use is not permitted.

The Bureau of Trails and local clubs groom and maintain between 150 to 250 miles of snowmobile trail depending on forest management activities and the snowmobile grant-in-aid program.

The current average of 150 miles of groomed trails is well within the maximum of 250 miles of groomed trail allowed under the Easement (5.A.v). The specific trails open for snowmobile use change from year-to-year in response to annual changes in land management needs of the Landowner or the Bureau of Trail.

Policies

1. No additional net parking capacity will be developed on the northern end of the Forest to avoid detrimental impacts on the Natural Area.
2. Annual snowmobile networks will be configured, managed, and monitored to create a manageable, enforceable, and family-oriented system. Except for temporary connectors, only the system of designated roads and trails approved in this Plan may be used for design and layout of the trail system.

3. The Division will continue to work in partnership with the local snowmobile club(s), Landowner, and NHFG in the planning and management of the annual network, which will be determined approximately six months prior to the snowmobiling season (mid-December).
4. Under the terms of the Easement, in the event that the Landowner or Division chooses to temporarily or permanently relocate any of the Designated Snowmobile Trails, the State and Landowner will work together, in consultation with the clubs, to designate an alternate route which will be created and maintained at the expense of the State.
5. Snowmobiling events require a Special Use Permit in advance.
6. A map of the groomed trail system will be created annually by local organizations or the state and made available to the public free or for purchase, depending on funding.
7. Marking of trails with signs will be performed in accordance with the "Trail Signing Handbook: Guidelines for Signing Snowmobile Trails"(State of New Hampshire), or such successor standard, to indicate location of the trail, direct snowmobile uses in appropriate areas, provide safety warnings where needed, and restrict access by vehiclesother than snowmobiles.
8. Trail maintenance will be performed using best management practices as described in "Best Management Practices for Erosion Control During Trail Maintenance and Construction" (State of New Hampshire), or such successor standard. These provisions will apply to maintenance performed during both the winter and off-season periods. Maintenance activities include, but are not limited to, installation and replacement of bridges and culverts, protection of bridge surfaces from damage due to snowmobiling, rock and stump removal, smoothing the trail surface, placement of gravel and natural fill, installation of broad-based dips, water bars and ditches to divert runoff, removal of fallen trees, cutting back encroaching vegetation, and wintertime grooming.
9. Snowmobile use will be monitored on the Working Forest to ensure that current ecological conditions and the purposes of the Easement are not degraded by snowmobile use, and that snowmobiling activity is done in compliance with existing state laws and administrative rules.
10. Removal of any litter from the trails and any signs that are intended exclusively for the management of snowmobile use shall occur following each snowmobiling season.
11. The Landowner will be named in the State's general liability policy for the public's use of all Designated Snowmobile Trails; and
12. Any new proposals from organizations for new facilities or improvements must also meet the requirements of the General Policy for Public Use. In addition, such a proposal must describe:
    a. The balance of responsibilities between DNCR and local snowmobile clubs; and
    b. The equality of grooming and maintenance responsibility among any cooperating clubs.

Bicycling on Designated Roads: Bicycle use is only allowed on Designated Roads per the Easement (5.A.iv.b) and continues to be a dispersed use on the roads.

Policies

1. Bicyclists are encouraged to check safety conditions before they head for the Forest and to choose routes with low traffic and away from forest management operations.
2. Bicycles may be use on Designated Roads, unless posted closed to bicycles, when closed to motorized vehicle use except if there is a public safety hazard or road conditions do not support bicycle use.
3. Class 1, 2 and 3 electric bicycles are permitted on the Designated Roads.

ATV Riding on Designated Roads: The ATV trail connector from Perry Stream Land and Timber system to the Great Northwoods network has been in place since 2003. During this plan update the club proposed several loops through the property and a connection to the businesses located by the First Connecticut Lake. The landowner is not supportive of additional ATV use on the roads but would support connection with the First Connecticut Lake businesses if route permission can be acquired.

At the May 22, 2026 Connecticut Lakes Headwaters Citizen Committee meeting the Great North Woods Riders and the NH Bureau of Trails proposed to relocate the ATV trail from Alexa Way to Hall Stream Crossover. The Hall Stream Crossover had been the route until 2018 when logging occurred and the landowner constructed this alternative route. Alexa Way is hard to maintain and is difficult for less experienced riders.

DNCR solicited public comments for two weeks about the proposal to relocate the trail. Camp owners responded with their concerns about traffic and ATV speed on the roads. Other respondents supported the change but encouraged the agency to keep both Alexa Way and the Hall Stream Crossover open to ATV use.

DNCR is designating the Hall Stream Crossover as the designated trail for ATV use.

Policies

1. The Cedar Stream-Deadwater Loop and Indian Stream-Hall Stream Crossover-Hall Stream designated ATV trails will continue to be permitted.
2. If closure of an existing trail becomes necessary, the landowner has committed to work with state agencies and club to establish a temporary alternative route.

Equestrian Use: The Grant of Conservation Easement specifically allows the Landowner to exercise its fee right to "engage in and permit its employees and invitees to conduct non-commercial natural resource-based outdoor recreational activities, including, but not limited to, camping, hunting, fishing, trapping,hiking, nature study, bird watching, walking, snowshoeing, cross-country skiing, snowmobiling and *horseback riding* (Easement section 3A.)." The document is silent,however, on public equestrian activity. Furthermore, the Easement does not limit any such use to Designated Roads.

In 2013 the Division convened a group of local individuals to build a volunteer organization and a pilot equestrian trail plan was developed. Two trail systems were identified, and temporary landowner permission secured. With limited manpower and no funding, the pilot was discontinued. The 2017 amendment did not bring any alternatives or action items to accommodate equestrian use.

During the planning period, the NH Horse Council submitted comments and provided alternatives for consideration to allow horse use on the roads with few limitations. However, without the formation of an organization to assist the Division, the proposal was not recommended to move forward and the NH Horse Council withdrew the proposal.

Policies

1. The Division, in response to the formation of an equestrian club or friends group will work with the group to establish riding areas, on trails or roads and present to the Landowner for concurrence.

Boating and Paddling: People use motorboats and paddle canoes and kayaks on the Connecticut Lakes and River. The Forest, however, has little water frontage except on small ponds. It has been customary for members of the public to store their small boats on many of the ponds.

Policies

1. Boats left more than 24 hours on the property must be registered with the Landowner.
2. The Division will work in cooperation with the Landowner to remove boats left without permission and derelict boats.

Camping:

Public camping is designated as a potential secondary use on the property and has been included in the plan as a permitted use. The survey generated requests to develop remote or dispersed camping on the property. The recreation sub-committee did not recommend any additional uses or facilities for the plan. Camping on the property is not permitted per Administrative Rule RES 7302.02.a.

Hunting, Fishing and Trapping: These activities continue to be dominant uses on the property and are managed by the New Hampshire Fish and Game Department.

While hunting use relative to certain habitats and associated game species occurs throughout the Forest, it is recognized that on-going forest management does impact the productivity of locations over time. Areas receiving heavier hunting pressure today may change as young forests mature and are harvested.

It is also important to recognize that native brook trout populations occur in some of the streams and their tributaries on the west and southwestern portion of the Forest. For the most part, these streams are more remote and take a bigger effort to access than the more popular

and higher use streams such as the Connecticut River, and Indian and Perry Streams. The remote character ofthese streams is important to their experiential values and should be maintained.

Policies

1. Continue current cooperation and coordination with NHFG for fishing, hunting, and trapping activities per the General Public Use Policy.

Public Information and Education:
The Division of Parks and Recreation maintains a webpage with information about the public use and recreational features of the property and gate status for the state-owned roads. Kiosks on the property are maintained by staff. Information on the kiosks include a property map, rules signs and other information. The major roads are signed with the road name and mile markers. The are designated landing zones for medical response.

Conflict Resolution: The management of any property is a balance between uses. Open communication between the Landowner and Easement Holder is the most important tool to avoiding conflict. The Division has the added responsibility of negotiating conflict issues between the recreational users. Issues that cannot be resolved between the DNCR and the Landowner and between recreational users shall be referred to the Connecticut Lakes Headwaters Citizen Committee per RSA 12-A:9-b.V-d to provide advice on the management plan required by the Easement.

Policies

1. Avoid conflicts with enjoyment of the primary uses allowed on the property, especially those which depend upon a quiet and peaceful setting for a more solitary experience.
2. Maintain or enhance the separation of uses, especially motorized and non-motorized uses, which may conflict with one another.
3. Avoid conflicts with management of Connecticut Lakes Natural Areas managed by the NH Fish and Game Department.
4. Avoid conflicts with forest management activities.
5. Coordination of road management must be closely tied to recreation planning to help avoid conflicts among uses and enhance the user experience.
6. Manage the road system and uses on roads to minimize conflicts between uses, especially motorized and non-motorized, and between logging operations and recreation use.

Waste Management: Division staff collects trash on their normal rounds and disposes of it in a dumpster at Lake Francis State Park.

Policies

1. The property has signs directing the public to carry-out their waste.

Monitoring Plan:
The Easement (section 5.B.i.c.10) requires a summary of the results of monitoring, specifically in Special Management Areas and other such fragile places, to ensure their protection during implementation of the Recreation Plan.

The responsibility for monitoring the terms of the Easement is shared between the Division of Forests and Lands and the Fish and Game Department. Monitoring activities are financially supported through the Monitoring Endowment and reported in the annual Endowment Report per RSA 216:8,9 and 11.

The Division's Great North Woods Regional Supervisor informally monitors recreation impacts and responded to Landowner concerns. Monitoring recreational use and facility maintenance or enhancement needs has been addressed through on-going site inspections and observations by Division staff and a significant ongoing presence of NHF&G personnel. No formal process is in place. Administrative and facility physical needs are addressed as the Division has the ability to do so. User safety and emergency repairs are given first priority.

**Endowments and Other Income**
Two endowments were established and are used to support road maintenance and management of the road network. Each July the endowment interest generated by the Road and Stewardship Endowments is deposited in the account to cover the previous year's expenses. Other funding for the Dedicated Roads comes from the landowner contribution per the Road Management Agreement and potentially state general funds.

Stewardship Endowment RSA 216:9
A stewardship endowment was established when the State acquired the easement for the headwater's property for the "purposes of habitat and public use management of 25,000 acres of natural areas owned by the State (managed by the Fish and Game Department), and for the purposes of recreation use, and the conservation easement management of the 146,400 acres within the Connecticut Lakes Headwaters Tract." The $1,500,000 endowment principal is invested by two agencies, the NH Charitable Foundation ($500,000) and the State Treasury ($1,000,000). The endowment is distributed between DNCR (70%) and Fish and Game Department (30%) per a memorandum of understanding. Revenue from the endowment is budgeted in the Division's operating budget.

Road Endowment RSA 216:10
A road endowment was established to support road maintenance under the authority of state agencies within the conservation easement and property interests acquired in the Connecticut Lakes headwaters tract. The $1,250,000 endowment principal is invested by the State Treasury. The endowment revenue is distributed between DNCR (89%) and Fish and Game Department (11%) per a memorandum of understanding. Revenue from the endowment is deposited in the "Dedicated Maintenance Account" and budgeted in the Division's operating budget.

Landowner Contribution

The landowner annually contributes to the State's expenses of maintaining the roads by paying a "Base Amount" and an additional amount, "Usage Fee", per cord of timber removed from the Property. These fees are deposited into "Dedicated Maintenance" and "Dedicated Capital" accounts as described in the Road Management Agreement between DNCR and the landowner.

Road Management Agreement

1. Dedicated Maintenance Account: The State shall deposit at most, 100% of the annual Base Amount and, at most, 75% of the annual Usage Fee in this account.
2. Dedicated Capital Account: The State shall deposit 10% of the annual Usage Fee in this account.

~ END~

# Appendix A
## Recreational Features and Facilities

| Map # | Recreation Feature | Existing Facility |
|---|---|---|
| 1 | Indian Stream Gorge | Kiosk/Parking |
| 2 | Terrill Pond | Pit Toilet |
| 3 | Hall Stream Road/Robinson's | |
| 4 | Indian Stream Road/ Moose Pond Road | Kiosk |
| 5 | Indian Stream Road/ Dellie's Pit | Kiosk/Pit Toilet/Parking |
| 6 | Perry Stream/Jct 139 | Kiosk |
| 7 | Perry Stream/Deer Mt. | Kiosk/ Pit Toilet |
| 8 | Deer Mountain/Sophie's Lane | Kiosk/Parking |
| 9 | Big Brook Bog Pond | |
| 10 | Coon Brook Bog Pond | |
| 11 | Round Pond | |
| 12 | Magalloway Bridge | Pit Toilet/Parking/Kiosk |
| 13 | Smith Brook Road/Tin Camp | Kiosk |
| 14 | Camp 31/Maine Line | Kiosk |
| 15 | Diamond Ridge Scenic Vista | |
| 16 | Magalloway Tower Trail Head | Pit Toilet/Parking |
| 17 | Garfield Falls | Pit toilet/Kiosk/Parking |
| 18 | Deadwater Loop Road/High Bridge Brook | Pit Toilet/Kiosk/Parking |
| 19 | Ruk Look Scenic Vista | |
| 20 | Cedar Stream Road/Bog Branch Road | Kiosk/Pit toilet |
| 21 | Bog Branch Natural Area View Shed | |
| 22 | Cedar Mt Road/Bateman Brook Road | Kiosk |
| 23 | Hedgehog Road/Corridor 5 | Kiosk |
| 24 | Sheehan Pond | |
| 25 | Little Hellsgate Brook Falls Trail Head | Kiosk |
| 26 | CLNA/East Inlet Road Property Line | Kiosk |
| 27 | Boundary Pond | Toilet/Kiosk |
| 28 | Lake Francis State Park | Visitor Services/Information |
| 29 | Carr Pond | Point of interest |
| 30 | Snag Pond | Point of interest |
| 31 | Rhubarb Pond | Point of interest |
| 32 | Fourth Connecticut Lake | Kiosk |